

Heritage Citation



132 Windermere Road, Hamilton

Key details

Addresses	At 132 Windermere Road, Hamilton, Queensland 4007
Type of place	House
Period	Interwar 1919-1939
Style	Old English
Lot plan	L2_SP139848
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — September 2009
Construction	Roof: Terracotta tile
People/associations	Eric Percival Trewern (Architect); James W. Clifford Isles (Occupant)

This fine Tudor Revival home is possibly the best example of this style of house in Brisbane. Designed by notable architect, E.P. Trewern, it was constructed in 1928 for successful businessman, James W. Clifford Isles, of Isles, Love & Co. At this time the suburb of Hamilton, established as the locale for large estates of wealthy settlers, was subdivided and became the desired address for Brisbane's successful middle classes.

History

Like many houses at Hamilton built during the early decades of the 20th century, this house was constructed on land subdivided from a much larger nineteenth century estate. It is situated on land that was part of just over 17 acres acquired by pastoralist James Sutherland in 1855.

In the nineteenth century Hamilton was a ward of the Toombul Divisional Board, before becoming a separate local authority in 1890. An elevated suburb near the river, it was a desirable location for large estates owned by wealthy settlers. From the time of the economic boom in Brisbane in the 1880s Hamilton continued to be an area favoured by 'well-off' settlers. Large estates began to be subdivided and Hamilton was described as the "show suburb" which would allay new arrivals' disappointment with Brisbane after the uninspiring journey up the first part of the river.

James Sutherland's estate, suburban allotment number thirteen, remained undivided although he died in 1875. His estate did not pass to trustees, William Fryer and Thomas Curphy until 7 October 1907. Immediately the estate was subdivided and sold. The subdivisions encompassing this property, totalling 3 roods and 34 perches, was the first area purchased – by Ernest Eaglesfield White on 15 October 1907. By this time Hamilton had been proclaimed a town and was pronounced by the Brisbane Courier to be "one of the richest and most picturesque" places in Brisbane with the "mansions and villas of many of Brisbane's commercial men crown[ing] every green knoll".

In the early twentieth century Brisbane and its suburbs was undergoing a period of unsurpassed building activity and prosperity. The Building journal reported an upsurge in new residences with much improved architecture, being "modern, ornamental and picturesque". Ernest Eaglesfield White constructed a substantial residence, named 'Kangoola' (or 'Rangoola') on the property circa 1913-14. It was sold in 1915 to Horace and Vera Munro who lived there until about 1921. The property was sold to Thomas and Amy Alice Jones in 1924. Although immediately sold to James T. and Henrietta Isles, the Jones continued to live at the address until 1926, by which time, James William Clifford Isles (the son of James and Henrietta) had title to the land.

Clifford Isles lived at the property from 1926 and applied to erect a new building on subdivisions 41-46 and 51 in December 1927. White's residence, captured in a c.1925 photograph of Ascot, was either demolished or relocated and the land was further subdivided in 1928. Clifford Isles commissioned notable architect Eric Percival Trewern to design this fine Tudor Revival home, which was to cost ?4,200 at a time when the average cost of a house was about ?600.

Clifford Isles was the second generation of the real estate firm of Isles, Love and Co. founded by his father, James Thomas Isles and James Love. Isles, Love & Co. was a successful property sales and auction business

founded in 1889 that continues today as McGees Property.

E. P. Trewern was a talented and popular architect “who was able to design with facility the popular styles such as Spanish Mission, Californian bungalow, Georgian Revival and Tudor Revival.” This house was constructed by B. Hollingsworth and by 1929 had an adjacent tennis court on the corner of Charlton Street. In 1966 a garage was added for E. Cotte who also added a carport in 1972.

Description

A two storeyed residence with a terracotta tiled roof, designed in a picturesque style using Tudor revival elements. The ground floor is a combination of brick and stonework, while the upper level is stucco with half-timbering. The roof line is a series of intersecting gables. The dominant feature of the main facade is the massive chimney built of stone, stucco and brick with tall terracotta pots. ¹

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as it demonstrates the historical pattern of the construction of fine, architect designed homes in the Hamilton/Ascot area during the early decades of the 20th century when the large estates of the elite were being subdivided for the homes of successful businessmen.

Representative

CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as a fine example of a residence built in the Tudor revival style.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

built in a period when eclectic styles were popular for expensive housing, this is probably the best example of a Tudor revival house in Brisbane'.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as the home built for J.W.C. Isles of the successful Auctioneers, Real Property Salesmen, Valuators, House, Land, Estate & Financial Agents Isles, Love & Co.

References

1. Gardiner, F 1988, *Significant Twentieth Century Architecture* (1988, p.277)
2. *Architecture & Building Journal of Queensland*, 10 December 1928, pp. 30 & 94
3. Australian Heritage Commission. Register of the National Estate. Place Report for 132 Windermere Rd, Ascot, Place ID 17478. 15/12/2004
4. Brisbane City Council, 1946 & 2000 aerial photographs
5. BCC Building Card. 132/105886
6. BCC Heritage Trail – Hamilton. 3rd edition. Nd
7. *Buildings of Queensland*, Jacaranda Press, Brisbane 1959, p.16
8. Department of Natural Resources, Certificates of Title
9. DERM. *Entry in the Queensland Heritage Register 600048 Windermere*
10. JOL Estate Map. *Hamilton Estate*
11. Gardiner, Fiona, *Register of significant twentieth century architecture* (Australian Heritage Commission, 1988)
12. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
13. Queensland Digital Library. Aerial view of Ascot, Brisbane, ca. 1925. SLQ
14. *Queensland Post Office Directories. 1908-1939*

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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

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